

Camden Council homes

Week 8

Advert Thursday 27 February to Monday 2 March 2020

Please note these properties are not suitable to be adapted, please refer to the notes on Adaptations at the bottom of this advert.

We are now advertising properties with their accessible housing categories so that you may bid on properties that are suitable for your assessed accessibility needs. Further information can be found on our Home Connections website at <https://camden.homeconnections.org.uk/>

Please be advised that the Council is reviewing the way sheltered properties are allocated. We are no longer advertising sheltered homes on the Home Connections website for a period of 12 weeks from 10 February. If you are registered for sheltered housing our Sheltered Housing Team will ensure you are aware of any available homes that may be suitable for you.

To register your interest in sheltered housing homes currently available please call the Sheltered Housing Team directly and speak to Paula Rodrigues **020 7974 1991**; email paula.rodrigues@camden.gov.uk or Eva Menon **020 7974 4764**; email eva.menon@camden.gov.uk

Notting Hill Genesis Housing Trust

1 Bed



Advert no. 288115

Kingsgate Place, NW6

1 bedroom flat (double) in a house. 1st floor with 10 external steps. Open plan living and kitchen area. Full gas central heating. **No pets allowed.** A Fixed Term Tenancy with a one year probationary tenancy will be issued if the applicant is not currently a social housing tenant. Bidders currently holding a social housing tenancy before April 2012 will be granted an Assured Tenancy. Current NHH tenants will retain their tenancy type. Any under-occupiers who downsize will retain their security of tenure (except non-NHH secure tenant who will receive a Lifetime Assured Tenancy). **Applicants will be required to pay 4 week's rent in advance at sign up. Property will be offered subject to the Affordability test.**

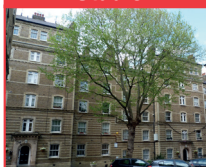
Landlord: Notting Hill Genesis Housing Association.

Ward: Kilburn.

Rents up to: £126 pw.

Peabody Housing Association

Studio



Advert no. 288116

Block C, Peabody Estate, Herbrand Street, WC1N

Studio flat on a small estate. 4th floor with 60 external steps. No lift. Full gas central heating. Communal garden area. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets allowed. This is an Affordable Rent Property.** Landlord: Peabody Housing Association.

Ward: Bloomsbury.

Rents up to: £170 pw.

Innisfree Housing Association

2 Bed



Advert no. 288109

Broadfield, Broadhurst Gardens, NW6

2 bedroom maisonette (1 double, 1 single) in an individual block. 1st and 2nd floor with 10 internal and 15 external steps. No lift. Full gas central heating. Street parking available with a Camden resident parking permit. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets. No adaptations. No right to acquire. This is an Affordable Rent Property.**

Landlord: Innisfree Housing Association.

Ward: West Hampstead.

Rents up to: £187 pw.

2 Bed



Advert no. 288110

Faversham House, Bayham Place, NW1

2 bedroom flat (1 double, 1 single) on a large estate. 1st floor with lift access and 15 external steps. Full gas central heating. Street parking available with a Camden resident parking permit. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets. No adaptations. No right to acquire. This is an Affordable Rent Property.**

Landlord: Innisfree Housing Association.

Ward: St Pancras and Somers Town.

Rents up to: £197 pw.

Origin Housing Association

1 Bed



Advert no. 288112

Malden Road, NW5

1 bedroom flat (double) in a house. 2nd floor with 35 external steps. Open plan living area. Full gas central heating. Starter tenancy for 12 months followed by fixed term tenancy. **No Right to Acquire. No pets allowed (excluding guide and service animals).**

Landlord: Origin Housing Association.

Ward: Gospel Oak.

Rents up to: £122 pw.

1 Bed



Advert no. 288113

St Pancras Way, NW1

1 bedroom flat (double) in a house. 2nd floor with 30 external steps. No lift. Full gas central heating. Starter tenancy for 12 months followed by fixed term tenancy. **No Right to Acquire. No pets allowed (excluding guide and service animals).**

Landlord: Origin Housing Association.

Rents up to: £108 pw.

1 Bed



Advert no. 288114

Suffolk House, Whitfield Place, W1T

1 bedroom flat (double) in an individual block. 2nd floor with lift access and 25 external steps. Open plan living area. Communal heating. Shared terrace area. Starter tenancy for 12 months followed by fixed term tenancy. **Strictly no pets.**

Landlord: Origin Housing Association.

Ward: Bloomsbury.

Rents up to: £171 pw.

Camden General Needs Homes

4 Bed



Advert no. 108219

Troutbeck, Albany Street, NW1

4 bedroom maisonette (2 doubles, 2 singles) on a large estate. 3rd and 4th floor with 14 internal and 40 external steps. No lift. Full central heating.

Landlord: Camden Council

Council Tax Band: D.

Ward: Regent's Park.

Rents up to: £162 pw.

London Accessible code: G

It is important that we have an up-to-date mobile or landline number in order to contact you to view a property. You may miss out on viewing a property if we are unable to contact you by phone to inform you of viewing dates.

RESULTS OF PREVIOUS WEEKS' ADVERTS

We aim to publish the results of previous adverts as soon as they are available

Adelaide Road (288122), 1 bedroom flat in a block, 93 bids, let for 700 points
Ashton Court (288125), 1 bedroom sheltered flat in an individual block, 5 bids, let for 780 points
Asta House (288183), 2 bedroom flat in an individual block, 273 bids, let for 350 points
Asta House (288186), 2 x 2 bedroom flat in an individual block
Cressfield Close (181099), 1 bedroom flat on a small estate, 130 bids, let for 780 points
Grangemill (185214), 1 bedroom flat on a small estate, 121 bids, let for 275 points
Greenland Road (288123), 3 bedroom flat in a house, 317 bids, let for 1330 points
Park Dwellings (199585), 1 bedroom flat on a small estate, 70 bids, let for 305 points
Phoenix Court (103426), 1 bedroom flat on a small estate, 64 bids, let for 200 points
Rowley Way (180826), 3 bedroom flat on a large estate, 273 bids, let for 455 points
Scrope House (180721), 1 bedroom flat on a large estate, 56 bids, let for 180 points
Twisden Road (288132), 1 bedroom flat in a house, 69 bids, let for 120 points
Winifred Paul House (288135), 1 bedroom flat on a small estate, 64 bids, let for 220 points

Changes that may affect the help you receive towards your rent.

Some of the recent changes to benefits may affect the amount of help you get towards your housing costs.

- Department of Work and Pensions: If you are of working age and live in a council or housing association home that the Department for Works and Pensions say is larger than your household requires, any housing benefit or universal credit you claim may be reduced. The amount of the reduction depends on your eligible rent and how many spare rooms you have.
- Benefit Cap: For people of working age who claim housing benefit or universal credit there is a limit on the amount of benefit you can receive every week. This is currently £500 for families and £350 for single people, any help towards housing costs may be reduced to reflect this rule. From Autumn 2016 the benefit cap will be reduced to £442.31 a week if you are a couple or have children or £296.35 a week if you are a single person (London amounts).

Remember, if you claim Universal Credit the money you get towards your housing costs will be paid directly to you as part of your universal credit monthly payment and it will be your responsibility to pay your rent from the money you receive.

There are exemptions that may apply to you, for more information, please visit: www.camden.gov.uk/benefitchanges

Homefinder UK – allows council tenants and some housing association tenants to move from one part of the UK to another. You can also use this scheme if you are a homeless household living in temporary accommodation provided by Camden Council.

For more information visit www.homefinderuk.org

How do I apply?

If you wish to bid for a property visit <http://camden.homeconnections.org.uk/>. You can bid for as many properties as you want but we ask you only to bid for properties that you genuinely want to view. You need to be registered for housing in Camden. You can bid for a council (not housing association) property that is smaller than you need, however if this would result in serious overcrowding you will not be shortlisted. You cannot bid for a larger home than you need.

Deadline: bids must be received by midnight of the closing date.

Successful applicants: applicants with the most points will be contacted shortly after the closing date. Please make sure that we have your correct telephone number. You can contact the Accommodation Placements Team on 0207 974 6498 to update your number or to provide additional contact numbers or email addresses. If you have been shortlisted, we will contact you by telephone with a viewing date and time. You may invite one other person (but no more) to attend the viewing with you. Please do not contact us to ask if you have been shortlisted. We will contact you.

Verification: before we make an offer of housing we will check all information you have given us to make sure it is correct and that you are entitled to the points you have been awarded and the bed size need you have qualified for, this will be done following an expression of interest to accept a property after the viewing. Any offer will be subject to the outcome of the verification process.

First Choice: priority will be given to existing tenants who are under occupying their homes.

Sensitive lets: marked with an asterisk*. We may need, on occasion, to select bidders based on certain factors connected to the property, eg history of antisocial behaviour or elderly tenants residing in the block. This could mean that we may have to bypass applicants with a history of drug, alcohol or mental health problems in line with our sensitive letting policy. We may also, on occasion, obtain a police check relating to bidders for some properties advertised.

Adaptations: if you have been assessed as needing an adaptation or wheelchair-accessible property, you **must** discuss this with your occupational therapist or, if you do not have one, with the allocations occupational therapist (OT), Neil Stedman, phone **020 7974 2294** before making a bid. If you do not do this you may find that we are unable to adapt the property if it is necessary to do so. Please be aware that you will need to take up residence before assessment for adaptations can take place and it may be several months before an adult social care OT can visit you.

Ground floor and basement flats

Note 1: Priority for these flats will be given to applicants assessed as having a medical need for ground floor. After that any priority will be given to households assessed as under occupying their current Camden Council or Housing Association home.